

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:16-25078 Renae Pearl Jones**

**Chapter 7**

**#1.00** Hearing re: Motion for relief from stay  
(Seterus, Inc. VS Debtor)

Docket 16

**\*\*\* VACATED \*\*\* REASON: Cont'd from 4/4/17 to 4/11/17 at 10:30 a.m.  
per amended notice of hearing filed on 3/13/17-mb.**

**Tentative Ruling:**

Off calendar. Continued by amended notice of hearing to 4/11/17 at 10:30  
a.m. No appearances are required on 4/4/17.

<b>Party Information</b>
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**Debtor(s):**

Renae Pearl Jones

Pro Se

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-10414 Amy Marie Melvin**

**Chapter 7**

**#2.00** Hearing re: Motion for relief from stay  
(Hyundai Motor Finance VS Debtor)

Docket 12

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(1) and (2) to pursue non-bankruptcy remedies for the reasons stated in the moving papers and for lack of timely written opposition. The 14-day waiting period under FRBP 4001(a)(3) is waived.

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and available in hard copy in the courtroom. If movant does not appear, the court will assume that movant submits on the tentative ruling, which the court will adopt unless another party appears, which may result in setting a continued hearing.

<b>Party Information</b>
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**Debtor(s):**

Amy Marie Melvin

Represented By  
David H Chung

**Trustee(s):**

Howard M Ehrenberg (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-10522 Adrian Elias Garcia**

**Chapter 7**

**#3.00** Hearing re: Motion for relief from stay  
(Ford Motor Credit Company LLC VS Debtor)

Docket 7

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(1) and (2) to pursue non-bankruptcy remedies for the reasons stated in the moving papers and for lack of timely written opposition. The 14-day waiting period under FRBP 4001(a)(3) is waived.

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and available in hard copy in the courtroom. If movant does not appear, the court will assume that movant submits on the tentative ruling, which the court will adopt unless another party appears, which may result in setting a continued hearing.

<b>Party Information</b>
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**Debtor(s):**

Adrian Elias Garcia

Represented By  
Robert G Uriarte

**Trustee(s):**

David M Goodrich (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-10771 Jordan Diaz-Gold**

**Chapter 7**

**#4.00** Hearing re: Motion for relief from stay  
(MDR L & M Apartments LLC VS Debtor)

Docket 10

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(1) to pursue non-bankruptcy remedies for the reasons stated in the moving papers and for lack of timely written opposition. Grant request for stay annulment for the reasons stated in the moving papers. The 14-day waiting period under FRBP 4001(a) (3) is waived.

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and available in hard copy in the courtroom. If movant does not appear, the court will assume that movant submits on the tentative ruling, which the court will adopt unless another party appears, which may result in setting a continued hearing.

<b>Party Information</b>
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**Debtor(s):**

Jordan Diaz-Gold

Represented By  
Sina Maghsoudi

**Movant(s):**

MDR L & M Apartments LLC

Represented By  
Carol G Unruh

**Trustee(s):**

Wesley H Avery (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-10779 Vanessa R. Galliani Velez Sierra**

**Chapter 7**

**#5.00** Hearing re: Motion for relief from stay  
(Traci Brunald VS Debtor)

Docket 22

**Tentative Ruling:**

Deny stay relief since movant has not shown that there is any connection between debtor and the subject property that indicates that automatic stay in this case affects the property so that stay relief may be sought.

Deny requests for extraordinary relief in paragraphs 7, 9 and 11 for lack of legal authority and/or evidentiary support. In re Van Ness, 399 B.R. 897 (Bankr. E.D. Cal. 2009).

Deny request for relief under 11 U.S.C. 362(b)(22) and (23) that there is no stay since movant has not met the conditions of these provisions with evidence of a judgment for possession under 11 U.S.C. 362(b)(22) and evidence of illegal use of controlled substances on the property or endangerment to the property.

Movant requested relief under 11 U.S.C. 362(b)(22) and (23) and for stay annulment without any reasonable basis in fact and law, and the court requires signing counsel for movant, Santosh Narayan, to appear and show cause why sanctions of \$100 should not be imposed against him and his law firm, Narayan Law, APC, for requesting such relief without a reasonable basis in fact and law under Fed. R. Bankr. P. 9011.

Appearance of counsel for movant is required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Vanessa R. Galliani Velez Sierra

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**CONT... Vanessa R. Galliani Velez Sierra**

**Chapter 7**

**Trustee(s):**

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-10779 Vanessa R. Galliani Velez Sierra**

**Chapter 7**

**#6.00** Hearing re: Motion for relief from stay  
(Daimler Trust VS Debtor)

Docket 26

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(1) to pursue non-bankruptcy remedies for the reasons stated in the moving papers and for lack of timely written opposition. The 14-day waiting period under FRBP 4001(a)(3) is waived.

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and available in hard copy in the courtroom. If movant does not appear, the court will assume that movant submits on the tentative ruling, which the court will adopt unless another party appears, which may result in setting a continued hearing.

<b>Party Information</b>
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**Debtor(s):**

Vanessa R. Galliani Velez Sierra	Pro Se
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**Movant(s):**

Daimler Trust	Represented By Jennifer H Wang
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**Trustee(s):**

John J Menchaca (TR)	Pro Se
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**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-10782 Irma Aguilar**

**Chapter 7**

**#7.00** Hearing re: Motion for relief from stay  
(CJSR Investment, LLC VS Debtor)

Docket 12

**Tentative Ruling:**

No tentative ruling as of 4/3/17. Appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Irma Aguilar

Pro Se

**Trustee(s):**

Jason M Rund (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-11198 Mark William Greaves and Tracey Helene Greaves**

**Chapter 7**

**#8.00** Hearing re: Motion for relief from stay  
(Community Bank VS Debtors)

Docket 12

**Tentative Ruling:**

No tentative ruling as of 4/3/17. Appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Mark William Greaves

Represented By  
Raymond J Bulaon

**Joint Debtor(s):**

Tracey Helene Greaves

Represented By  
Raymond J Bulaon

**Trustee(s):**

Brad D Krasnoff (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-11905 Young Kim**

**Chapter 7**

**#9.00** Hearing re: Motion for relief from stay  
(Christiana Trust, A Division of Wilmington Savings Fund Society, FSB VS Debtor)

Docket 7

**Tentative Ruling:**

Grant movant relief from stay pursuant to 11 U.S.C. 362(d)(4) for in rem relief for the reasons stated in the moving papers and for lack of timely written opposition. Deny relief under 11 U.S.C. 362(d)(1) and (2) as moot since the bankruptcy case was dismissed. The 14-day waiting period under FRBP 4001(a)(3) is waived.

The court does not make a finding of bad faith as to debtor. See In re Dorsey, 476 B.R. 261 (Bankr. C.D. Cal. 2012).

Movant must lodge a proposed order within 7 days. All registered CM/ECF users must lodge an order using the court's mandatory form order on LOU.

Movant may submit on the tentative ruling without an appearance at the hearing, in accordance with Judge Kwan's tentative ruling procedures posted online on the court's website and in hard copy available in the courtroom.

<b>Party Information</b>
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**Debtor(s):**

Young Kim

Pro Se

**Trustee(s):**

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

10:30 AM

**2:17-12505 Maria G Selva**

**Chapter 7**

**#10.00** Hearing re: Motion for relief from stay  
(Francisquito Avenue Fee Owner, LLC VS Debtor)

Docket 7

**Tentative Ruling:**

Deny stay relief since movant. Francisquito Avenue Fee Owner, LLC, has not shown that it has standing to seek relief since it is not listed as the landlord on the lease, which is Sunset Gardens.

Deny request for relief under 11 U.S.C. 362(b)(22) and (23) that there is no stay since movant has not met the conditions of these provisions with evidence of a judgment for possession under 11 U.S.C. 362(b)(22) and evidence of illegal use of controlled substances on the property or endangerment to the property.

Movant requested relief under 11 U.S.C. 362(b)(22) and (23) and for stay annulment without any reasonable basis in fact and law, and the court requires signing counsel for movant, Agop Gary Arakelian, to appear and show cause why sanctions of \$100 should not be imposed against him and his law firm, Kimball Tirey & St. John, LLP, for requesting such relief without a reasonable basis in fact and law under Fed. R. Bankr. P. 9011 (**repeat violation**).

Appearance of counsel for movant is required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Maria G Selva

Pro Se

**Movant(s):**

Francisquito Avenue Fee Owner,

Represented By  
Agop G Arakelian

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

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10:30 AM

**CONT... Maria G Selva**

**Chapter 7**

**Trustee(s):**

Peter J Mastan (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:11-41361 Benson Ogaraonye Ahumibe and Grace Mma Ahumibe**

**Chapter 7**

**#11.00** Hearing re: Monetary sanctions against attorney Uku for violation of Local Bankruptcy Rule 5010-1(e)

Docket 49

**\*\*\* VACATED \*\*\* REASON: Order discharging order to show cause  
entered 3/30/17-st**

**Tentative Ruling:**

Off calendar. The court has reviewed counsel's declaration submitted as ordered by the court and has entered an order discharging the order to show cause. No appearances are required on 4/4/17.

<b>Party Information</b>
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**Debtor(s):**

Benson Ogaraonye Ahumibe

Represented By

John Eom - SUSPENDED BK -  
Jacob D Chang - DISBARRED -  
Danelle Lloyd  
Levi Reuben Uku

**Joint Debtor(s):**

Grace Mma Ahumibe

Represented By

John Eom - SUSPENDED BK -  
Jacob D Chang - DISBARRED -  
Danelle Lloyd  
Levi Reuben Uku

**Trustee(s):**

John J Menchaca (TR)

Pro Se

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01122 Leslie v. Global Law Group Corporation

**#12.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 4/4/17 to 6/6/17 at 1:30 p.m.  
per stip & order entered on 2/15/17- s.t.**

**Tentative Ruling:**

Off calendar. Continued by stipulation and order to 6/6/17 at 1:30 p.m. No  
appearances are required on 4/4/17.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

Global Law Group Corporation

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01123 Leslie v. Tung

**#13.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed plaintiff's unilateral status report and also notes that default was entered against defendant on 3/28/17. The court continues the status conference on its own motion to allow time for plaintiff to prepare and file a motion for default judgment and continues the status conference to 6/27/17 at 1:30 p.m. No appearances are required on 4/4/17.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

Sandra Tung

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01124 Leslie v. Ni

**#14.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed plaintiff's unilateral status report and also notes that default was entered against defendant on 3/28/17. The court continues the status conference on its own motion to allow time for plaintiff to prepare and file a motion for default judgment and continues the status conference to 6/27/17 at 1:30 p.m. No appearances are required on 4/4/17.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

Hao Ni

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01125 Leslie v. American Express Company

**#15.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 4/4/17 to 6/27/17 at 1:30 p.m.  
per stip & order entered on 3/31/17-mb.**

**Tentative Ruling:**

Off calendar. Continued by stipulation and order to 6/27/17 at 1:30 p.m. No  
appearances are required on 4/4/17.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

American Express Company

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01126 Leslie v. PRS Insurance

**#16.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed plaintiff's unilateral status report stating that the matter is in the process of being resolved and continues the status conference on its own motion to 6/27/17 at 1:30 p.m. Plaintiff to notify defendant of the continuance. No appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

PRS Insurance

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01127 Leslie v. Thompson Hine LLP

**#17.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed plaintiff's unilateral status report stating that the matter is being settled and continues the status conference on its own motion to 6/27/17 at 1:30 p.m. Plaintiff to notify defendant of the continuance. No appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

Thompson Hine LLP

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01128 Leslie v. Edward C. Lee, CPA

**#18.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed plaintiff's unilateral status report stating that the matter is in the process of being resolved and continues the status conference on its own motion to 6/27/17 at 1:30 p.m. Plaintiff to notify defendant of the continuance. No appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

Edward C. Lee, CPA

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01129 Leslie v. HSBC Bank, N.A.

**#19.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 4/4/17 to 5/9/17 at 1:30 p.m.  
per stip & order entered on 3/6/17-mb.**

**Tentative Ruling:**

Off calendar. Continued by stipulation and order to 5/9/17 at 1:30 p.m. No  
appearances are required on 4/4/17.

<b>Party Information</b>
--------------------------

**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

HSBC Bank, N.A.

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01130 Leslie v. Southwest Management Consultants, Inc.

**#20.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**\*\*\* VACATED \*\*\* REASON: Cont'd from 4/4/17 to 5/9/17 at 1:30 p.m.  
per stip & order entered on 4/3/17-mb**

**Tentative Ruling:**

Off calendar. Continued by stipulation and order to 5/9/17 at 1:30 p.m. No  
appearances are required on 4/4/17.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

Southwest Management Consultants,

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

1:30 PM

**2:15-11554 Velocity Regional Center, LLC**

**Chapter 7**

Adv#: 2:17-01131 Leslie v. Tao

**#21.00** Status conference re: Complaint for: (1) avoidance of voidable transfers; and  
(2) recovery of avoided transfers [11 U.S.C. §§ 544 and 550]

Docket 1

**Tentative Ruling:**

Off calendar. The court has reviewed plaintiff's unilateral status report stating that the matter is in the process of being resolved and continues the status conference on its own motion to 6/27/17 at 1:30 p.m. Plaintiff to notify defendant of the continuance. No appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Velocity Regional Center, LLC

Represented By  
Stephen B Mashney  
Jerome D Stark

**Defendant(s):**

Qing Tao

Pro Se

**Plaintiff(s):**

Sam Leslie

Represented By  
Carmela Pagay

**Trustee(s):**

Sam S Leslie (TR)

Represented By  
Carmela Pagay

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

2:00 PM

**2:14-19653 Ruby Siddiqui**

**Chapter 7**

**#22.00** Hearing re: Motion to be relieved as counsel

Docket 16

**\*\*\* VACATED \*\*\* REASON: Granted per order entered on 3/20/17-mb.**

**Tentative Ruling:**

Off calendar. The court ruled upon the motion and granted it by order entered on 3/20/17. No appearances are necessary.

<b>Party Information</b>
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**Debtor(s):**

Ruby Siddiqui

Represented By  
Michael F Chekian

**Trustee(s):**

David M Goodrich (TR)

Pro Se



**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

2:30 PM

**2:11-39746 Barbara Jo Baiz Rodriguez**

**Chapter 11**

**#23.00** Hearing re: Debtor's motion for authority to sell real property under 11 U.S.C. §363  
Property: 1907 Brockstone Dr., Perris, CA 92571

Docket 389

**Tentative Ruling:**

No tentative ruling as of 4/3/17. Appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Barbara Jo Baiz Rodriguez

Represented By  
Jerome S Cohen

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

2:30 PM

**2:11-39746 Barbara Jo Baiz Rodriguez**

**Chapter 11**

**#24.00** Hearing re: Debtor's motion for authority to sell real property under 11 U.S.C. §363  
Property: 3696 Castillo De Leon Dr., Perris, CA 92571

Docket 388

**Tentative Ruling:**

No tentative ruling as of 4/3/17. Appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Barbara Jo Baiz Rodriguez

Represented By  
Jerome S Cohen

**United States Bankruptcy Court  
Central District of California  
Los Angeles  
Judge Robert Kwan, Presiding  
Courtroom 1675 Calendar**

**Tuesday, April 04, 2017**

**Hearing Room 1675**

2:30 PM

**2:12-14433 Arkland Investment LLC**

**Chapter 7**

**#25.00** Hearing re: Motion for allowance and payment of administrative claim pursuant to 11 U.S.C. §503(B)

Docket 157

**Tentative Ruling:**

Updated tentative ruling as of 4/3/17 at 3:00 p.m. Off calendar. The court determines that oral argument is unnecessary, dispenses with it, vacates the hearing, takes the motion under submission and is issuing an order ruling on the motion. No appearances are required on 4/4/17.

No tentative ruling as of 4/3/17. Appearances are required on 4/4/17, but counsel may appear by telephone.

<b>Party Information</b>
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**Debtor(s):**

Arkland Investment LLC

Represented By  
Jeremy Faith  
Elizabeth Jiang

**Trustee(s):**

Heide Kurtz (TR)

Represented By  
Carmela Pagay  
Timothy J Yoo